

# CITY of HUNTINGTON BEACH

## A. GENERAL INFORMATION

### i. Jurisdictional Information:

Population 1998:	192,400
Annual Single-Family Units Permitted (1996-98, Avg.):	481
Annual Multi-Family Units Permitted (1996-98, Avg.):	33
Total Annual Residential Units Permitted (1996-98, Avg.):	514

### ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	Y	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	N
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees	N	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	Y	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu-Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	Y

### iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	N

### iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

### v. Nexus Reports

Unit Cost Control Study Update (July 1997) - all planning, building, and engineering services

## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of New Subdivision in this Jurisdiction:</b>	N.E. corner of Beach @ Atlanta Southeast Huntington Beach
<b>iii. Expected Environmental Assessment Determination:</b>	Negative Declaration
<b>iv. Typical Jurisdictional Requirements for this Model:</b>	

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps
-Common Amenities / Open Space:	-no common amenities; private open space requirement on sq.ft./unit basis
-Affordable Housing Dedication:	-10% of the units shall be affordable and located on-site or on-site per General Plan
-Project Management Requirements:	-Conditions of Approval; Homeowners' Association
-Typical Reporting:	-soils, flood plain, drainage basin, traffic

### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	83.90
Private Garage Valuation Price per Sq. Ft.	32.00
Total Valuation per Unit	222,550
Total Valuation per 25 Unit Subdivision Model	5,563,750

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		8,390
Zone Change Application Fee	flat		5,300
Planned Unit Development Fee			-
Tentative Map Fee	3000 flat + 30/lot		3,750
Final Map Fee	40/lot		1,000
Conditional Use Permit	flat		4,960
Planning Final Tract Review	flat		700
Negative Declaration Fee	flat		2,340
<b>Subtotal Planning Fees</b>			<b>26,440</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,218	30,450
Building Plan Check Fee (Model)	90% of Bldg Permit Fee (3 @ 1096/model)		3,288
Building Plan Check Fee (Production)	30 % of Bldg Permit Fee (22 @ 365/unit)		8,030
Planning Plan Check Fee (Model)	30% of Bldg Permit Fee (3 @ 365.40/model)		1,096
Planning Plan Check Fee (Production)	10% of Bldg Permit Fee (22 @ 122/unit)		2,684
Landscape Plan Check Fee	flat per unit	120	3,000
Landscape Inspection Fee	flat		125
Engineering Improvement Plan Check Fee	870 flat + 30 @ 220/sheet		7,470
Engineering Improvement Inspection Fee	8% of Improvement val'n (500,000)		40,000
Water Connection Inspection Fee	8% of Water Improvement val'n (28,925)		2,314
Water, Sewer, Storm Drain Admin. Fee	flat		100

Grading Plan Check Fee	schedule based on CY		354
Grading Inspection Fee	schedule based on CY		709
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	22.26	556
Microfilm Fees	4 @ 1/issued permit	4	100
New Address Fees	340/project		340
Electrical Permit Fee	2500sf @ 0.07/sf	175	4,375
Plumbing Permit Fee	per fixture count	289	7,225
Mechanical Permit Fee	per fixture count	136	3,400
Electrical Permit Issuance Fee	25/permit	25	625
Plumbing Permit Issuance Fee	25/permit	25	625
Mechanical Permit Issuance Fee	25/permit	25	625
Electrical Plan Review	56% of Elect. Permit Fee @ 98/unit		2,450
Plumbing Plan Review	15% of Plumb. Permit Fee @ 43/unit		1,075
Mechanical Plan Review	90% of Mech. Permit Fee @ 122.40/unit		3,060
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>124,076</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Edison - Electrical Connection Fee	flat per unit	130	3,250
SoCal Gas - Connection Fee	flat per unit	25	625
Huntington Beach UHSD - School Impact Fees	1.93/sf	4,825	120,625
City - Local Traffic Impact Fees	flat per unit	900	22,500
City - Park and Recreation Fees	based on Quimby cal'c	8,858	221,449
Orange Co. Sanitation - Sewer Impact Fee	flat per unit	2,360	59,000
City - Sewer Connection fee	flat per unit	150	3,750
City - Water Facilities Charge	flat per unit	2,400	60,000
City - Drainage District Impact Fee <sup>1</sup>	5 @ 7000/acre		35,000
City - Library Development Fee	2900sf @ 0.25/sf	725	18,125
City - Library Enrichment Fee	2900sf @ 0.15/sf	435	10,875
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>555,199</b>

#### **ix. Totals**

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>705,715</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>28,229</b>

## **C. SINGLE-FAMILY INFILL UNIT MODEL**

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of New Infill Unit in this Jurisdiction:</b>	S. Indianapolis @ W. Buchard Southeast Huntington Beach
<b>iii. Expected Environmental Assessment Determination:</b>	Categorical Exemption
<b>iv. Typical Jurisdictional Requirements for this Model:</b>	

-Site Improvements	-match current neighborhood infrastructural standards; alley dedication, driveway
-Typical Reporting:	-soils, flood plain, drainage basin, traffic

**v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	83.90
Private Garage Valuation Price per Sq. Ft.	32.00
Total Valuation per Model	222,550

**vi. Planning Fees:**

	Type / Fee Calculation	Per Unit	Fee Amount
Flood Zone Verification Letter	flat		35
Preliminary Plan Review <sup>2</sup>	flat		200
<b>Subtotal Planning Fees</b>			<b>235</b>

**vii. Plan Check, Permit & Inspection Fees**

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,218	1,218
Building Plan Check Fee	90% of Bldg Permit Fee @ 1096/unit		1,096
Planning Plan Check Fee	30% of Bldg Permit Fee @ 365.40/unit		365
Landscape Plan Check Fee	flat per unit	120	120
Landscape Inspection Fee	flat		125
Grading Plan Check Fee	schedule based on CY		198
Grading Inspection Fee	schedule based on CY		396
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	22.26	22
Microfilm Fees	4 @ 1/issued permit	4	4
Electrical Permit Fee	2500sf @ 0.07/sf	175	175
Plumbing Permit Fee	per fixture count	289	289
Mechanical Permit Fee	per fixture count	136	136
Electrical Permit Issuance Fee	25/permit	25	25
Plumbing Permit Issuance Fee	25/permit	25	25
Mechanical Permit Issuance Fee	25/permit	25	25
Electrical Plan Review	56% of Elect. Permit Fee @ 98/unit		98
Plumbing Plan Review	15% of Plumb. Permit Fee @ 43/unit		43
Mechanical Plan Review	90% of Mech. Permit Fee @ 122.40/unit		122
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>4,482</b>

**viii. Infrastructure, Impact & District Fees**

	Type / Fee Calculation	Per Unit	Fee Amount
Edison - Electrical Connection Fee	flat per unit	130	130
SoCal Gas - Connection Fee	flat per unit	25	25
Huntington Beach UHSD - School Impact Fees	1.93/sf	4,825	4,825
City - Local Traffic Impact Fees	flat per unit	900	900
City - Park and Recreation Fees	flat per unit	3,120	3,120
Orange Co. Sanitation - Sewer Impact Fee	flat per unit	2,360	2,360
City - Sewer Connection fee	flat per unit	150	150
City - Water Facilities Charge	flat per unit	2,400	2,400
City - Drainage District Impact Fee <sup>1</sup>	0.14 @ 9000/acre		1,260
City - Library Development Fee	2900sf @ 0.25/sf	725	725
City - Library Enrichment Fee	2900sf @ 0.15/sf	435	435
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>16,330</b>

**ix. Totals**

<b>Total Fees for Single-Family Infill Unit Model</b> (total of subtotals above)	<b>21,047</b>
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## D. 45 UNIT MULTI-FAMILY MODEL

### i. Project Typical for Jurisdiction?

No- Zoning and Subdivision Ordinance requires 2 enclosed and 1/2 guest parking space per unit.

### ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction:

S.E. corner of Garfield @ Golden West  
Holly Seacliff Area - South Huntington Beach

### iii. Expected Environmental Assessment Determination:

Negative Declaration

### iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding, pedestrian access ramps
-Internal Site Improvements:	-dedication of 2 ft. utility easement each side of street and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps, public water service, private sewer and storm drain service
-Common Amenities / Open Space:	-25% of all residential floor area must be private open space or a combination of public and private
-Affordable Housing Dedication:	-10% of the units shall be affordable and located on-site or on-site per General Plan
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-soils, flood plain, drainage basin, traffic

### v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	74.40
Private Garage Valuation Price per Sq. Ft.	32.00
Total Valuation per Unit	80,800
Total Valuation per 45 Unit Subdivision Model	3,636,000

### vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		8,390
Zone Change Application Fee	flat		5,300
Planned Unit Development Fee			-
Conditional Use Permit	flat		4,960
Preliminary Plan Review <sup>2</sup>	flat		700
Design Review Fee	flat		520
Negative Declaration Fee	flat		2,340
<b>Subtotal Planning Fees</b>			<b>22,210</b>

### vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	639	28,755
Building Plan Check Fee (Model)	90% of Bldg Permit Fee @ 575/unit		25,875
Planning Plan Check Fee	30% of Bldg Permit Fee @ 192/unit		8,640
Landscape Plan Check Fee	flat		300
Landscape Inspection Fee	flat		910
Engineering Improvement Plan Check Fee	870 flat + 30 @ 220/sheet		7,470
Engineering Improvement Inspection Fee	8% of Improvement val'n (500,000)		40,000
Water Connection Inspection Fee	8% of Water Improvement val'n (32,500)		2,600

Water, Sewer, Storm Drain Admin. Fee	flat		100
Grading Plan Check Fee	schedule based on CY		315
Grading Inspection Fee	schedule based on CY		631
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	8.08	364
Microfilm Fees	4 @ 1/issued permit	4	180
New Address Fees	340/project		340
Electrical Permit Fee	1000sf @ 0.07/sf	70	3,150
Plumbing Permit Fee	per fixture count	238	10,710
Mechanical Permit Fee	per fixture count	119	5,355
Electrical Permit Issuance Fee	25/permit	25	1,125
Plumbing Permit Issuance Fee	25/permit	25	1,125
Mechanical Permit Issuance Fee	25/permit	25	1,125
Electrical Plan Review	56% of Elect. Permit Fee @ 39.20/unit		1,764
Plumbing Plan Review	15% of Plumb. Permit Fee @ 35.70/unit		1,607
Mechanical Plan Review	90% of Mech. Permit Fee @ 107.10/unit		4,820
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>147,261</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Edison - Electrical Connection Fee	flat per unit	85	3,825
SoCal Gas - Connection Fee	flat per unit	25	1,125
Huntington Beach UHSD - School Impact Fees	1.93/sf	1,930	86,850
City - Local Traffic Impact Fees	flat per unit	900	40,500
City - Park and Recreation Fees	flat per unit	2,164	9,738
Orange Co. Sanitation - Sewer Impact Fee	flat per unit	2,360	106,200
City - Sewer Connection fee	flat per unit	150	6,750
City - Water Facilities Charge	12,000/building		72,000
City - Drainage District Impact Fee <sup>1</sup>	3 @ 7000/acre		21,000
City - Library Development Fee	1200sf @ 0.25/sf	300	13,500
City - Library Enrichment Fee	1200sf @ 0.15/sf	180	8,100
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>369,588</b>

#### **ix. Totals**

<b>Total Fees for 45 Unit Multi-Family Model (total of subtotals above)</b>	<b>539,059</b>
<b>Total Fees per Unit (total from above / 45 units)</b>	<b>11,979</b>

**Notes:** <sup>1</sup> Fee varies based on drainage area location.

<sup>2</sup>This is an optional review.